

Appendix A

Reach Code Progress in San Mateo County Municipalities

As of November 18, 2022, 17 cities in San Mateo County and the County itself had adopted reach codes. Foster City and Woodside had not adopted reach codes.

Reach codes are ordinances adopted by local governments that exceed and enhance the current version of state's Building Energy Efficiency Standard (Title 24).

See <https://localenergycodes.com/content/adopted-ordinances> for current information on adopted reach codes across the Bay Area.

Atherton – All-electric for new construction and substantial remodels with exemptions for cooking and fireplaces. Approved 11/16/2022.

Belmont – All-electric new construction with exemptions for some commercial uses. Applies to remodels greater than 50%. Approved 6/14/2022.

Brisbane – All-electric new construction for single-family homes and low-rise multifamily buildings. Allows exemptions for cooking appliances but requires pre-wiring for electric readiness. Approved 11/2/2019.

Burlingame – All-electric new construction with exemptions for single-family projects for gas cooking, fireplaces and outdoor cooking, as well as gas cooking for commercial restaurants. Also applies to large residential renovations where more than 50% of the value of the existing structure is being remodeled, provided that the remodel includes a new HVAC system and kitchen appliances. Approved 7/6/2020. Updated ordinance eliminating single-family exemptions approved 11/7/2022, pending Second Reading.

Daly City – All-electric new residential and non-residential buildings with exemptions for 100% affordable housing buildings, commercial kitchens, and laboratories. Approved 4/27/2021.

East Palo Alto – All-electric new residential and commercial buildings, with exceptions for affordable housing, and commercial kitchens. Approved 10/6/2020.

Half Moon Bay – All-electric new construction, and requires fuel gas lines to be capped/decommissioned in existing buildings by 2045 (first “End of Flow” requirement for citywide gas service). Approved 2/5/2022.

Hillsborough – All-electric for residential new construction on space and water heating; other gas uses are exempt. Approved 5/9/2022.

Reach Code Progress, continued

[Menlo Park](#) – All-electric new construction for residential and nonresidential buildings but exemption for cooking appliances in low-rise residential buildings. Approved 9/10/2019. Fees waived for permits on electric heating or appliances replacing gas in existing buildings. Approved 9/2022.

[Millbrae](#) – All-electric new residential and commercial buildings with exemptions for laboratories, restaurants and gas cooking/fireplaces. Approved 10/27/2020.

[Pacifica](#) – All-electric new residential with exemptions for gas cooking and fireplaces and nonresidential. Public agencies providing emergency services and nonresidential kitchens are exempted. Approved 11/12/2019.

[Portola Valley](#) – All-electric new construction and some remodels. Commercial kitchens can seek exemption. The code will include water recycling and many sustainability provisions, and a requirement for 2-way (heat pump) Air Conditioners for remodels. Existing building electrification is slated for further consideration in 2023. Approved 10/16/2022.

[Redwood City](#) – All-electric new construction for commercial and residential buildings, with exceptions for multiple specific building types such as laboratories and affordable housing. Approved 8/24/2020.

[San Bruno](#) – All-electric new construction. Approved 10/11/2022.

[San Carlos](#) – All-electric new construction and remodel greater than 50% with some exceptions. Approved 1/25/2021. Updated to 2022 and scheduled January 2023 study session for electrification of existing buildings on 10/10/2022.

[San Mateo](#) – All-electric new residential and office buildings. Adds additional requirements for rooftop solar and electric vehicle charging. Approved 8/27/2019. A recent Update requires all-electric new construction, electric-readiness and heat pump water heaters during residential remodels, and prohibits gas pool heaters or outdoor appliances for remodels. Approved 11/7/2022.

[San Mateo County](#) – All-electric new construction with gas appliances for outdoor use and pre-wiring requirement. Exceptions allowed for commercial kitchens, labs, emergency centers and general infeasibility. Approved 2/11/2020.

[South San Francisco](#) – All-electric new residential buildings and remodels greater than 50%. Exceptions for large multifamily and nonresidential construction. Approved 6/9/2021.

Appendix B

Resources

[Fossil Free Buildings of Silicon Valley resource and fact database](#)

About Electrification

[Why Electrify?](#)

[The Switch Is On](#)

Learn More about Electric Appliances

[The Truth About Induction cooking \(video\)](#)

[About Induction Cooking](#)

[Heat Pump Water Heaters](#)

[Heat Pump Space Heating](#)

[Clothes Dryers](#)

How to Electrify

[A Pocket Guide to All Electric Retrofits of Single Family Homes](#)

[How to electrify without upsizing your utility service](#)

[Inflation Reduction Act Calculator - Estimate How Much Money You Could Receive](#)

[Clean Energy For All](#)

[Redwood Energy's Zero Emissions All Electric Construction Guide Series](#)

Find a Contractor

[Contractors that install electric appliances](#)

[Find a Contractor](#)

Resources for Local Jurisdictions

[Bay Area Model Reach Codes](#)

[Best Practices Guide for Streamlining Electrification Permitting](#)

[Home Electrification Toolkit](#)

[C40 Knowledge Hub—Climate Action Planning Guide](#)

[C40 Knowledge Hub—Create a City Roadmap for the Renewable Energy Transition](#)

[C40 Knowledge Hub—How to embed equity and inclusivity into action planning](#)

Resources for Industry Professionals

[All Electric Design](#)

[Building Electrification Technology Roadmap](#)

[Building Decarbonization Practice Guide](#)

[Ecosizer](#)



Appendix C

Additional Data

Number of Households in San Mateo County Using Natural Gas
by Use Type and Household Type

	Space heating	Water Heating	Cooktop	Clothes dryer	Pool heater	Spa heater	BBQ	Secondary Heating: Fireplace
Single family owned	115,917	134,954	98,962	56,241	5,860	1,851	11,593	5,727
Single family rented	31,685	45,774	27,567	8,756	N/A	1,047	1,935	171
Multifamily rented	24,489	47,246	17,631	2,936	N/A	N/A	1,926	55
Multifamily condo	3,166	11,562	5,971	1,138	N/A	N/A	176	183
Mobile homes	2,477	2,982	2,268	1,316	N/A	N/A	33	N/A
TOTAL	177,735	242,518	152,398	70,388	5,860	2,897	15,663	6,136

Source: U.S. American Community Survey (ACS) and California Residential Appliance Saturation Survey (RASS); data provided by Peninsula Clean Energy.



Appendix D

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